ViB Part of Branicks

1. Half-Year 2026

The Logistics and Office Powerhouse

Company Presentation

The Logistics and Office Powerhouse

ViB Part of Branicks

One Strategy – two Segments: Expertise in high-yield commercial real estate

Commercial Portfolio
Property Management
of own Portfolio

Institutional Business
Property Management for
Institutional Investors

A three-decade evolution to become a successful developer, property asset holder and asset manager of real estate in the logistics & light industrial and office asset classes – for our own real estate portfolio and institutional investors!

240 Properties
98 own properties,
142 Institutional Business
occupancy rate:
88.5% / 91.2%

EUR 495 Mio,
Annualised rental income
EUR 94 Mio. own properties,
EUR 401 Mio. Institutional Business

EUR 9.7 bn.
Portfolio value
EUR 1.8 bn own properties,
EUR 7.9 bn Institutional Business

> 30 years
development, property asset holder and asset manager of logistics & light industrial and office real estate

As of 30/6/2026

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Commercial Portfolio

Transact
- Property acquisitions
- Plot acquisitions

Operate
- Property management
- Inventory optimisation

Develop
- Property pipeline
- In-house development
- Redensification
- Manage-to-green

Match
- Sales to third parties
- Sales to in-house-managed investment vehicles

Institutional Business

Transact
- Acquiring suitable properties to sell them at the right time at a higher value

Operate
- Aktively managing the respective (fund) products based on our investment strategy

Develop
- Developing individual investments and properties with the approval of investors

Match
- Designing innovative products for institutional investors

Rental Income

Earnings from property administration fees

Two sources of income ensure stabile Funds from Operations (FFO)

Investment Highlights for Sustainable Value Generation for all Stakeholders

- VIB has established itself on the market as a **leading investment house** in the areas of commercial portfolio and institutional business
- **Resilient business model** through diversification in the Commercial Portfolio segment - office asset class established as a second source of income
- **Logistics & light industrial asset class remains an important pillar** with an excellent track record and continued project development business
- **Institutional Business** as a further growth component established
- **Partnership with Branicks** as majority owner creates substantial synergy potential
- Value generation through **active inhouse asset management**
- **Solid balance sheet and financing structure** secure future returns

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Real Estate Portfolio:
Commercial Portfolio

Real Estate KPIs

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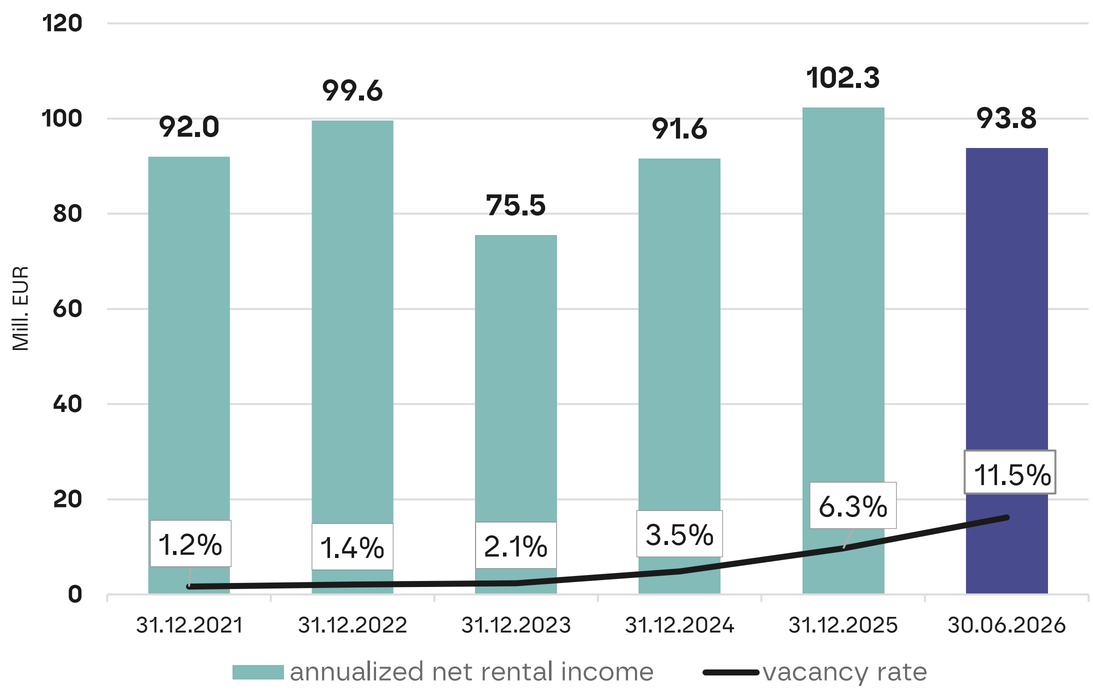
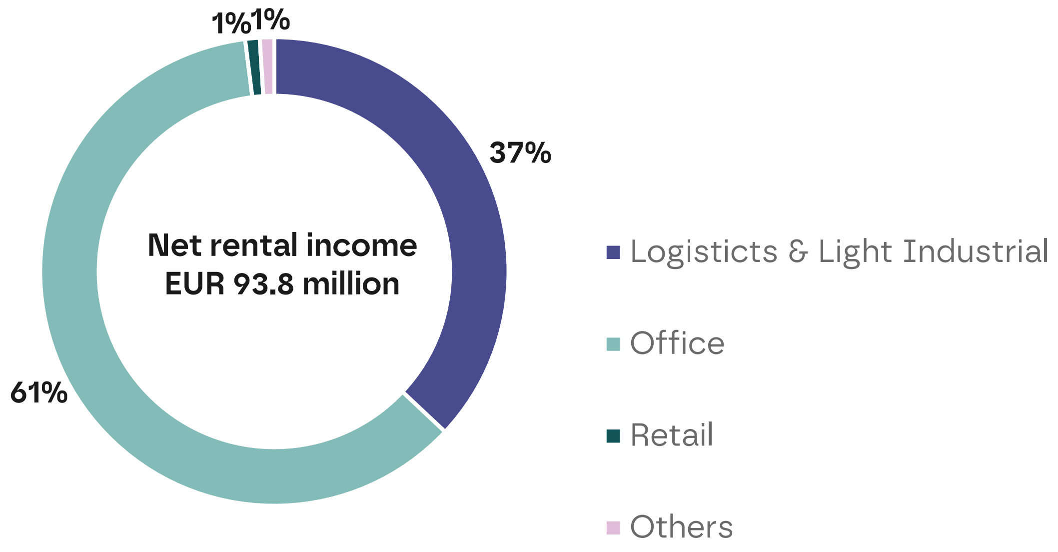
Trend in annualised net rental income and vacancy rate



Breakdown of industry shares in the annualised net rental income of own properties (as of 30/6/2026)



Ongoing Project Devlopments in the Logistics Sector

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1 **Erding | „GreenBiz Park“**
- Own development until 2027/2028
- Ca. 79,000 sqm (total)
- Ca. 64,000 sqm Light Industrial -> thereof 100% marketed
- Ca. 15,000 sqm Office / commercial use -> thereof 12,000 sqm marketed

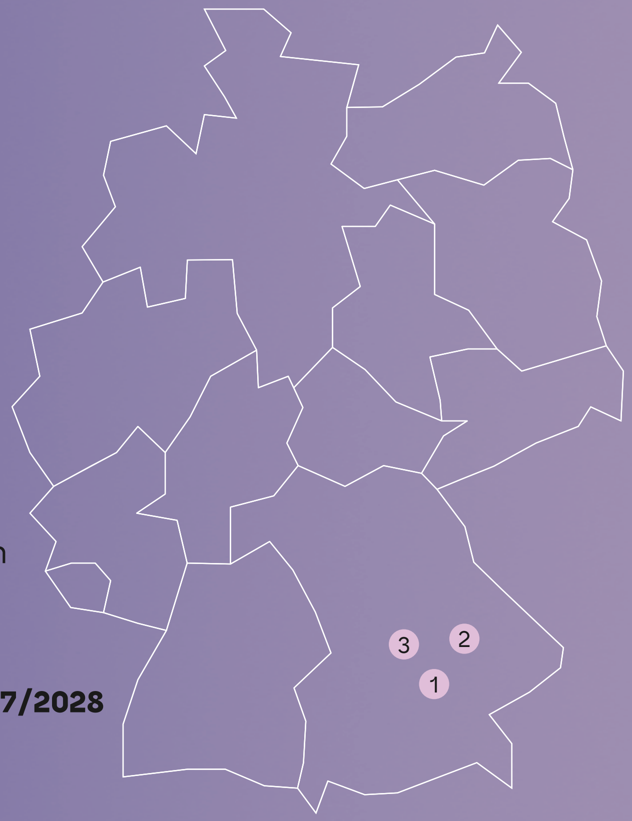
2 **Großmehring | „InterPark“**
- Ca. 3,000 sqm
- Light Industrial

3 **Neuburg a. d. Donau | Robert-Widmer-Straße**
- Ca. 5,000 sqm
- Logistics

Funding of the entire secured development pipeline is available without extra equity.

Secured development pipeline:

- Investments total: **ca. EUR 206 million**
- Investments pending: **ca. EUR 109 million**
- Net rental income p.a.: **ca. EUR 12.4 million**
- Retal yield (based on investments): **6.1%**
- Completion until **2027/2028**



„GreenBiz Park“ Project in Erding now 96% pre-let

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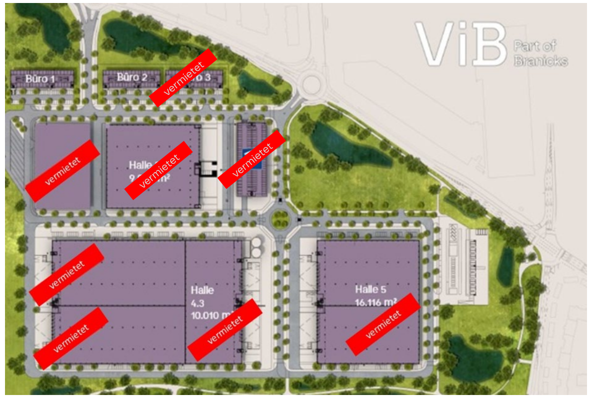
- Optimal motorway access; located just 15 minutes from Munich Airport
- Floor areas suitable for various use classes include:
  - four industrial warehouses with footprints between 4,000 sqm and 30,000 sqm
  - 15,000 sqm for office buildings / commercial use
- Electric mobility was implemented specifically via a multi-storey car park with a concept for the installation of charging stations
- Marketing of „GreenBiz Park“ proceeded very successfully – 96% of rentable area has already been leased
- Completion of the project is planned for 2027/2028

Project in numbers

107,000 sqm site area	**79,000 sqm** total lettable area	**EUR 161 million** (total) investment costs
EUR 9.7 million Rental income	**6.0 %** return on investment	**2027/2028** expected completion



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Real Estate Portfolio:
Institutional Business

Institutional Business (IBU) significantly expanded

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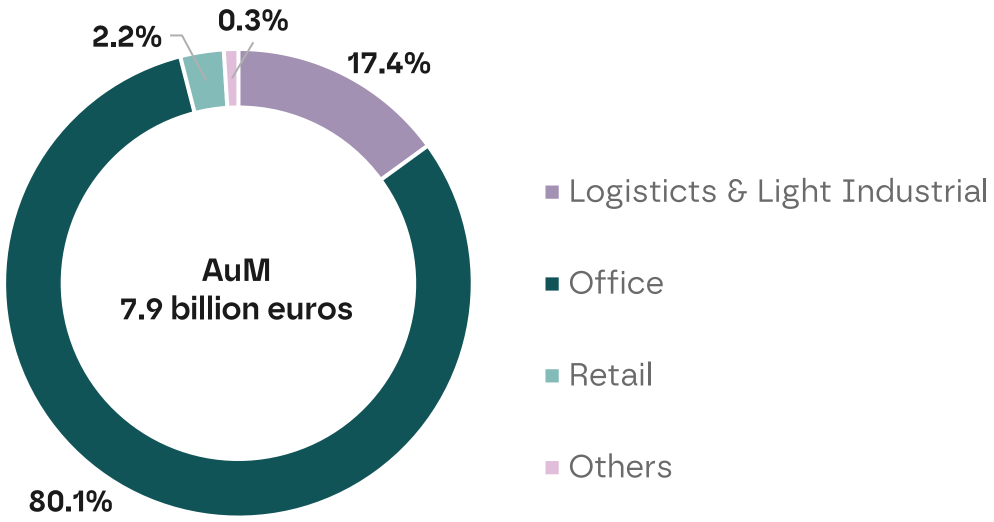
Successful property management for institutional investors

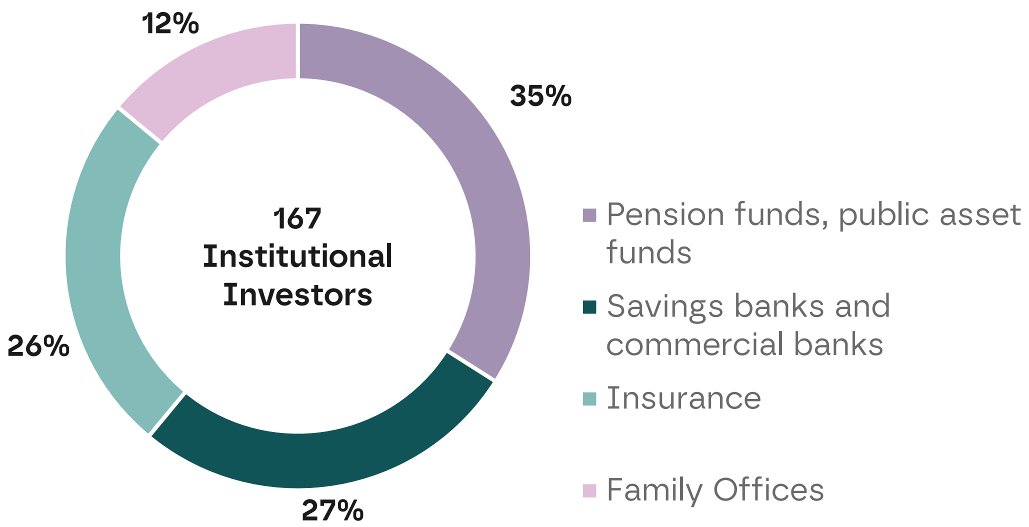
- Porfolio value (Assets under Management) **at 7.9 billion EUR** as of 30/6/2026 (31/12/2025: 8.3 billion EUR)
  - **142 properties** (31/12/2025: 147 properties)
  - **2.5 million sqm of rental space** (31/12/2025: 2.6 million sqm)
- Management fees increased to EUR **19.1 million** (1. HY 2025: EUR 3.3 million)
- The range of services includes
  - Setup and transaction fees for structuring investments and transfers
  - Fees for ongoing asset management
  - Development fees for ongoing value enhancement measures
  - Performance fees upon achievement of defined targets

IBU Key Facts

Assets under Management (AuM) by asset classes (30/6/2026)



Investment partner (30/6/2026)



The total portfolio can be divided into 29 different vehicles:

- 16 Pool Funds with EUR 5.2 billion total
- 8 Club Deals with EUR 1.5 billion total
- 5 single mandats with EUR 1.2 billion total

Expanding the IBU business ensures predictable and long-term property management fees

ESG

The Three Pillars of Our Sustainability Strategy – in Sync and of Equal Significance

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An Integrated Sustainability Strategy

VIB Sustainability Strategy

Profitable long-term corporate development dovetailed with environmental and social responsibility

Economy

Economic factors as basis for successful corporate development

- Stable rental income, management fees & Funds from Operations (FFO)
- High occupancy rate, long lease terms
- In-house portfolio management
- Need-based real estate financing

Ecology

Protection of the environment and sustainable use of resources

- Sustainable construction methods (certification)
- Reduced energy consumption through portfolio optimisation
- Reducing land consumption through redevelopments
- Expanding photovoltaics capacities

Governance & Social

Good governance by respecting law and values

- Regulations-compliant conduct
- Fair competition and corruption prevention
- Endorsing diversity, equal opportunity and tolerance
- Transparent corporate communication & data protection

Financial-Reporting: EPRA Best Practices „GOLD“

ESG-Reporting: sEPRA Best Practices „GOLD“

Environmental Sustainability within the VIB Group

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Transparent reporting

- EPRA “Gold” Sustainability Award

Energetic optimisation upgrades

- Modernisation of heating systems, thermal insulation, LED lighting, e-mobility charging stations, etc,

Photovoltaics

- Installation of PV systems in all new-build construction projects (if technically feasible)
- Selective retrofitting of standing properties

Sustainable construction methods

- Certification to the DGNB and BREEAM standards

Our environmental sustainability

Enhancing biodiversity

- Environmentally sound landscaping of the grounds of selected sites to help protect biodiversity

Redeveloping brownfields

- Brownfield recycling > no additional land consumption
- Energy savings through energy-efficient design

Company head office

- High energy efficiency of the building > carbon-neutral since 2021,
- Awarded “Blühender Betrieb” biodiversity label by the Bavarian State Government

BLÜHPAKT BAYERN

Modern PV Systems Reduce Pollution and Help Ensure a Sustainable Use of Fossil Fuels

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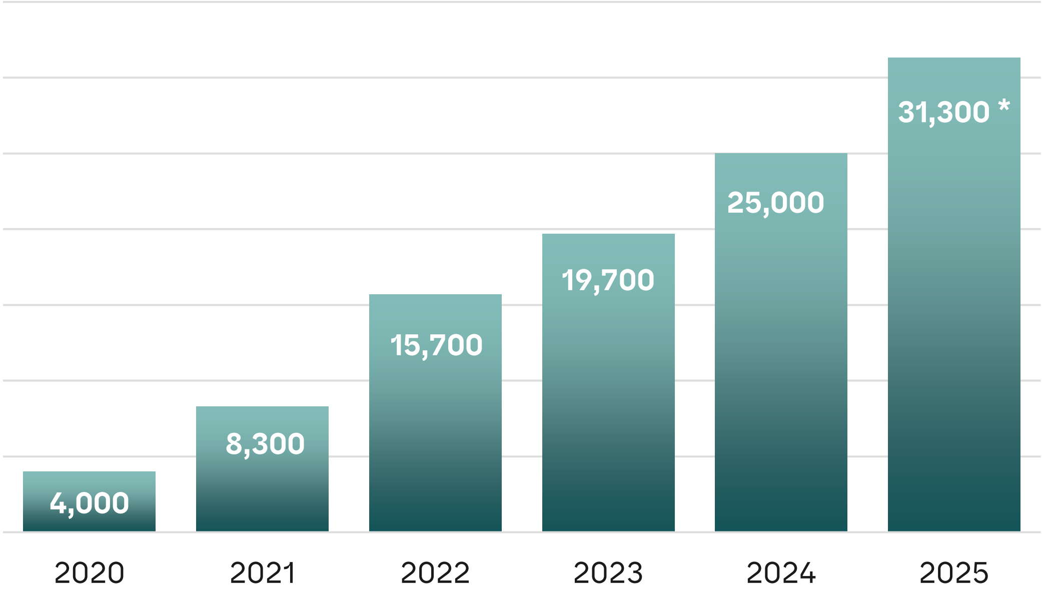
Installed photovoltaics capacity in VIB Group (in kWp, 31/12/2025)



* Existing properties of VIB Group including sold porperties

Newly installed PV capacity in 2025: ~ 6,300 kWp

> This means that total capacity has increased almost eightfold compared to 2020!
> The capacity expansion in 2025 was primarily achieved through newly completed project developments in the Erding GreenBiz Park.

Mathematically, the capacity as of December 31, 2025 corresponds to an annual saving of

> 10,500 tons of CO_2 or
> 4.1 million liters of heating oil or
> Supplying 7,000 four-person households with electricity

The long-term target of 30,000 kWp of photovoltaic capacity, announced 5 years ago, has been achieved!

Key Financial Figures

Consolidated Income Statement (IFRS)

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in EUR THOUSAND	1. HY 2026	1. HY 2025
Gross rental income	**46,766**	**50,182**
Earnings from operating and ancillary costs	12,836	9,647
Expenses from operating and ancillary costs	-13,512	-10,326
Other property-related-expenses	-5,220	-4,987
Net rental income	**40,870**	**44,516**
Administrative expenses	-20,846	-3,239
Personnel expenses	-3,378	-1,504
Depreciation	-22,386	-17,210
Earnings from property administration fees	19,131	3,310
Other operating income / other operating xpense	-102	-7,883
Net earnings from the disposal of investment properties	*16,011*	*63,883*
Residual carrying amount of investment properties	*-12,831*	*-49,109*
Results from the disposal of investment properties	**3,180**	**14,774**
Earnings before Interest and other financing activities	**16,469**	**32,764**

Consolidated Income Statement (IFRS)

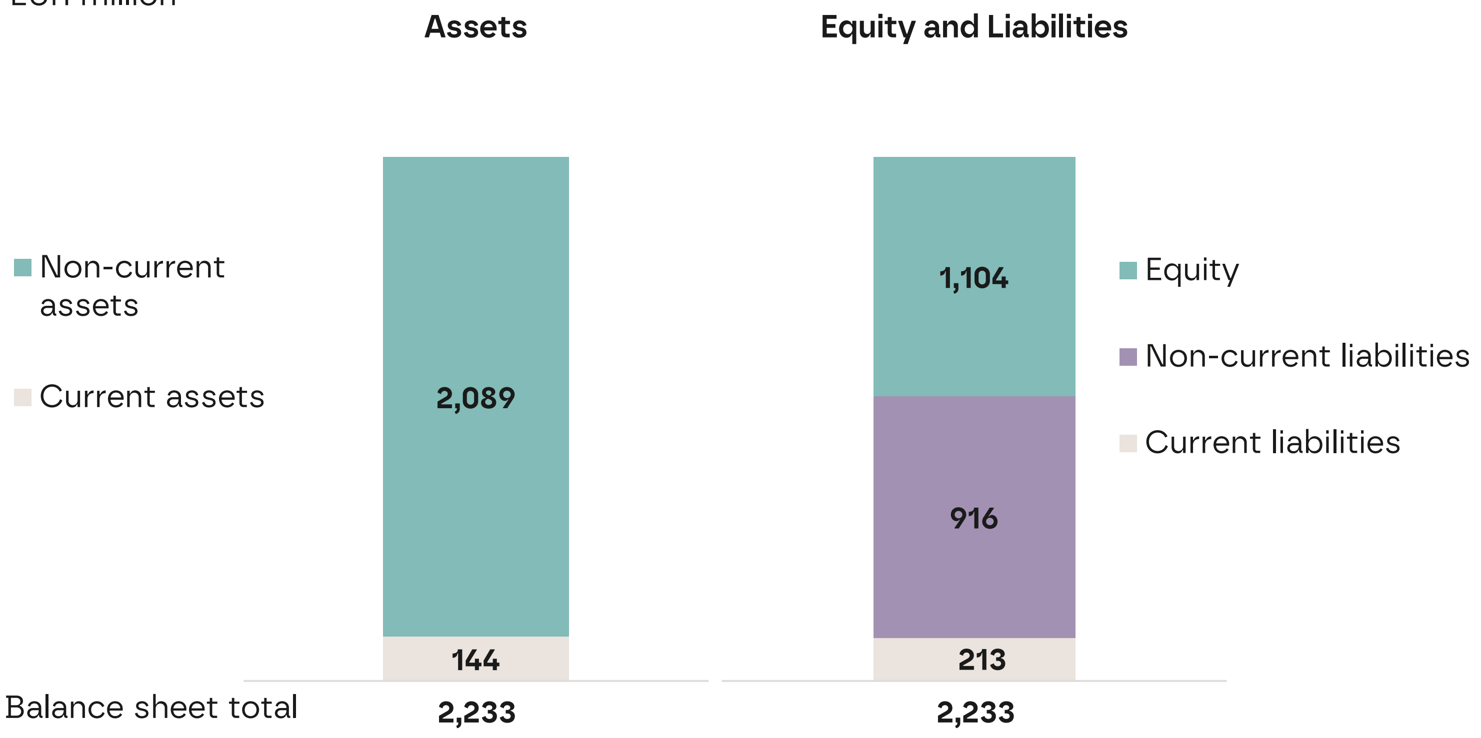
ViB Part of Branicks

In EUR THOUSAND	1. HY 2026	1. HY 2025
Earnings attributable to associated companies	250	0
Interest income	1,566	19,450
Interest expense	-14,943	-14,727
Earnings before tax	**3,342**	**37,487**
Imcome tax	-7,180	-4,642
Deferred tax	6,411	-2,104
Consolidated net income	**2,573**	**30,741**
Share of earnings attributable to Group shareholders	987	26,448
Share of earnings attributable to minority shareholders	1,586	4,293
FFO (Funds from Operations)	**24,091**	**47,798**
FFO per share	0,73	1,45

Consolidated Balance Sheet as of 30/6/2026

ViB Part of Branicks

in EUR million



Equity ratio:
- 30/6/2026: 49.4%
- 31/12/2025: 47.3%

LTV:
- 30/6/2026: 41.2%
- 31/12/2025: 43.0%

Key Financials: 5-Year Development

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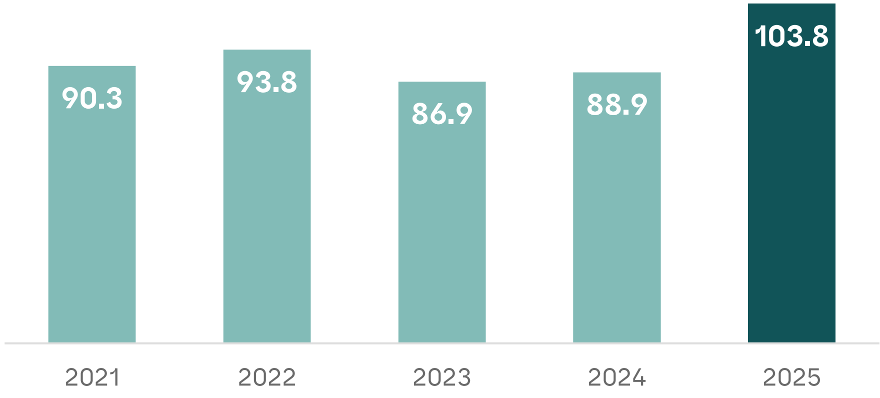
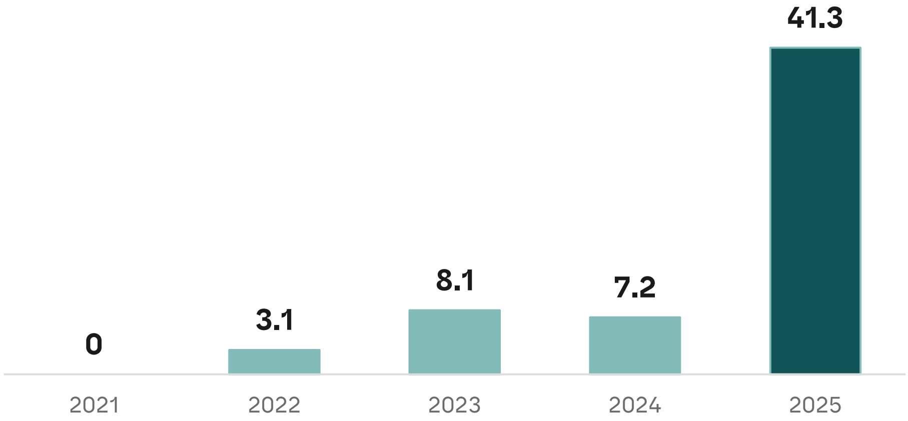
Gross rental income (in EUR million)

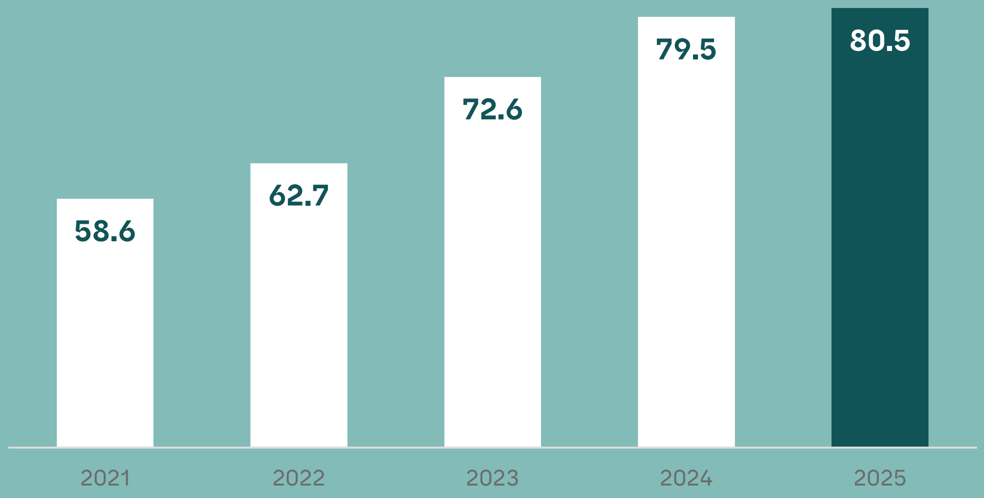


Earnings from property management fees (in EUR million)



Funds from Operations (FFO, in EUR million)

+ 37%



Growth in Gross rental income, Property management fees and Fund from Operations (FFO)

EPRA Financial Reporting

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		1. HY 2026	1. HY 2025	Δ
EPRA earnings	EUR THOUSAND	18,539	36,374	-49.0%
EPRA earnings per share	EUR	0.56	1.10	-49.1%

		30/6/2026	31/12/2025	Δ
EPRA-NRV	EUR THOUSAND	1,340,643	1,309,996	+2.3%
EPRA NRV per share	EUR	40.56	39.63	+2.3%
EPRA-NDV	EUR THOUSAND	927,662	876,279	+5.9%
EPRA NDV per share	EUR	28.06	26.51	+5.9%
EPRA-NTA	EUR THOUSAND	775,327	730,120	+6.2%
EPRA NTA per share	EUR	23.46	22.09	+6.2%
EPRA vacancy rate	%	11.5	6.3	+5,2 points

VIB awarded with EPRA Gold for financial reports since 2017!

Guidance 2026: Stable Profitability Ensures the Long-term Success of VIB Vermögen AG

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- **103.8** Gross rental income: EUR 85 - 95 million
- **41.3** Earnings from property management fees: EUR 53 - 63 million
- **80.5** FFO (Funds from Operations): EUR 60 - 70 million

Stable earnings development in the segments Commercial Portfolio and Institutional Business

Stock

VIB Stock

ViB Part of Branicks

Key data	
Sector	Real estate
Securities indentification number (within Germany)	A2YPDD
ISIN	DE000A2YPDD0
Stock symbol	VIH1
Initional listing	November 28, 2005
Stock exchanges	München: open market (m:access) Frankfurt: open market / XETRA
Share type	No-par-value registered shares

Share KPIs	
Nominal value per share	EUR 1,00
Number of outstanding shares 31/12/2025	33,054,587 shares
Closing price 30/6/2026	EUR 7.64
Closing price 31/12/2025	EUR 10.25
Market capitalisation 30/6&2026	EUR 253 million
Market capitalisation 31/12/2025	EUR 339 million

VIB Stock

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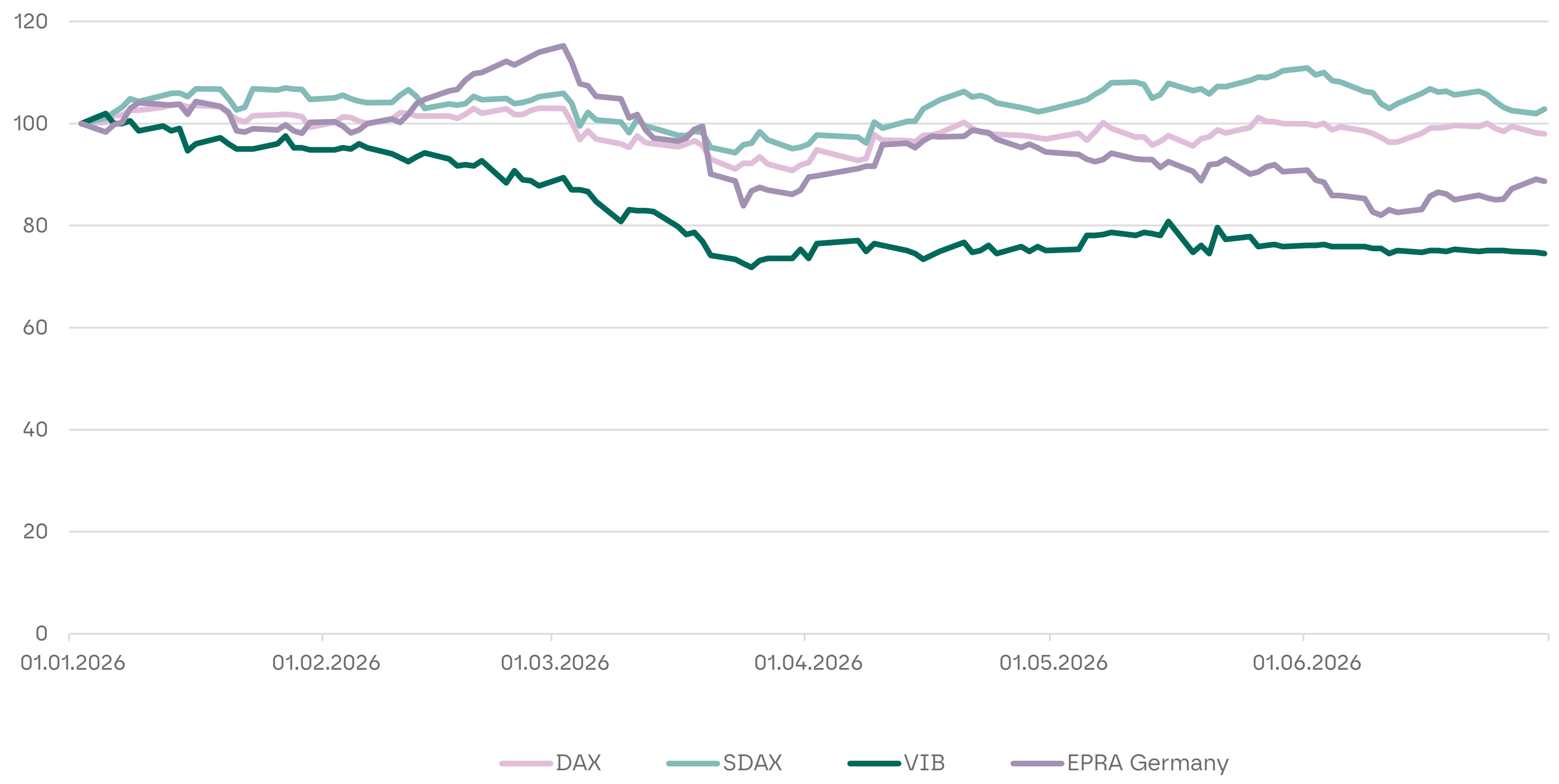
Share price development in comparison with DAX, SDAX & EPRA Germany (01/01/ – 30/6/2026)



Annex

Assets

Consolidated balance sheet as of 30/6/2026

in EUR THOUSAND	30/6/2026	31/12/2025
NON-CURRENT ASSETS		
Business or company value	275,905	275,905
Investment properties	1.514,565	1.526,570
Property, plant and equipment	6,750	6,971
Interests in associated companies	100,803	100,592
Participating interests	10,983	10,963
Loans to related companies	60,604	0
Intangible assets	119,247	126,837
Total NON-CURRENT ASSETS	**2,088,857**	**2,047,838**
CURRENT ASSETS		
Trade receivables	21,914	22,323
Receivables from related parties	6,171	3,054
Income tax receivables	576	11,588
Other assets	22,607	17,607
Bank balances and cash in hand	18,847	15,957
Assets held for sale	73,683	79,829
Total CURRENT ASSETS	**143,798**	**150,358**
Balance sheet total	**2,232,655**	**2,198,196**

Annex

Equity and Liabilities

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in EUR THOUSAND	30/6/2026	31/12/2025
EQUITY		
Subscribed share capital	33,055	33,055
Share premium account	299,307	299,307
Retained earnings	133,150	104,126
Cash Flow hedges	617	699
Accumulated earnings	522,796	521,809
Equity attributable to parent company shareholders	**988,925**	**958,996**
Non-controlling interest	114,730	81,560
TOTAL EQUITY	**1,103,655**	**1,040,556**
NON-CURRENT LIABILITIES		
Non-current interest-bearing financial liabilities	842,398	863,492
Deferred tax liabilities	70,901	77,312
Pension provisions	3,076	3,078
TOTAL NON-CURRENT LIABILITIES	**916,375**	**943,882**
CURRENT LIABILITIES		
Current interest-bearing financial liabilities	121,930	115,121
Trade payables	3,543	5,502
Liabilities to related parties	36,206	38,341
Liabilities to participating interests	866	2,293
Tax liabilities	24,511	25,644
Other liabilities	25,569	26,857
TOTAL CURRENT LIABILITIES	**212,625**	**213,758**
Total EQUITY AND LIABILITIES	**2,232,655**	**2,198,196**

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